

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT**

December 12, 2001

SUBJECT:

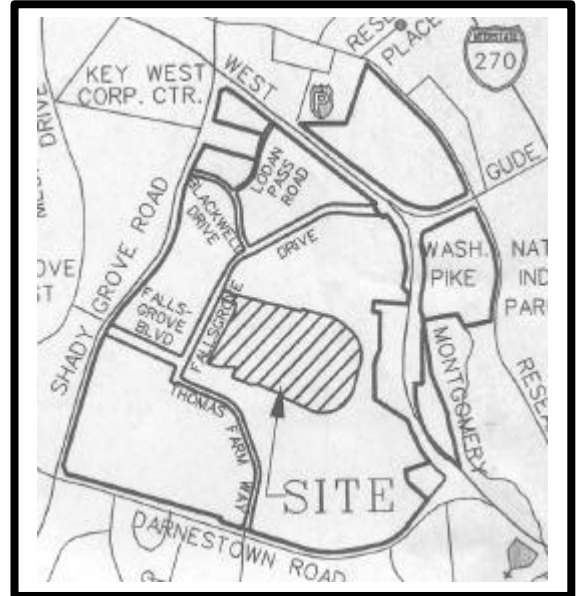
Amendment of Detailed Application for
Comprehensive Planned Development CPD2000-
0004G.

Applicant: TF Homes Associates
c/o Eakin Youngentob & Associates
1000 Wilson Blvd, Suite 2720
Arlington, VA 22209

Date Filed: November 16, 2001

Location: Falls Grove Section 3, near Falls Grove
Drive and Falls Grove Boulevard

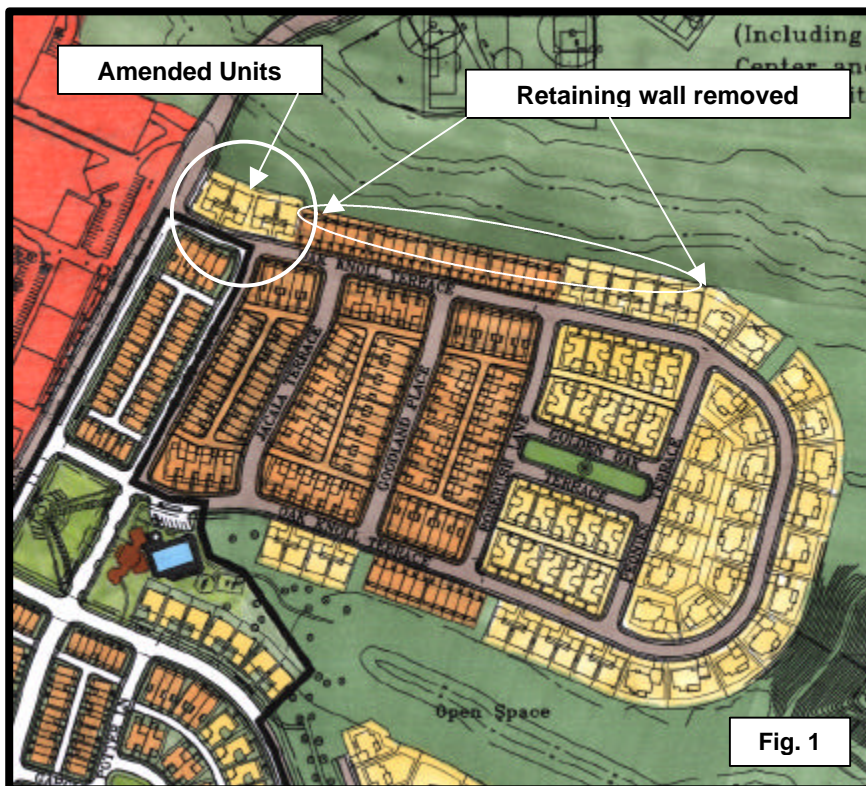
New Case Number: CPD2001-004G1



REQUEST:

This request is an amendment to a previously approved Detailed Application requesting approval to remove four single family detached units within the R Block (Attachment A) of previously approved

Detailed Application CPD2000-0004G, and replace them with eight townhouse units within two “sticks” of four units each. The request will result in a net increase of four units.



This request is an amendment to approved Detailed Stage (final) approval CPD2000-0004G, which allowed development of 202 dwelling units and the accompanying streets. The application included 75 single-family detached dwelling units and 127 attached townhouse dwelling units. In addition, as part of the application there were 10 Moderately Priced Dwelling Units (MPDUs) within

10, 14-foot wide townhouse units included within the total attached unit number of 127. This request does not result in the need for additional MPDUs. The MPDU requirement is based on 12.5% of the total number of units. Based on all approved and pending applications only 1,432 residences, including 179 MPDUs will be constructed on Fallsgrove. If the full 1,530 residences were built, then 192 MPDUs would be required.

In addition to the above, the original application included a retaining wall behind the line of units highlighted on Fig. 1. This amendment request includes the removal of the retaining wall. Grading behind the units and within the open space eliminates the need for the wall. This grading has been reviewed and approved by the City Forester.

Further, all of the units along the circled area of Fig 1. will shift slightly towards the curve (away from Fallsgrove Drive), due to the relocation of a storm drain line between some of the units, the reconfigured units and the aforementioned grading. The Planning Commission has previously approved the plats for these areas. Amended plats that reflect the changes proposed in this Detailed Application have been submitted for approval immediately following this application.

PREVIOUS RELATED ACTIONS:

- CPD99-00004, Concept Plan Application for Comprehensive Planned Development approved by the Mayor and Council, February 22, 2000.
- CDP2000-0004A through N, Detailed Applications for Comprehensive Planned Development CPD99-0004. All approved by the Planning Commission.

RELEVANT ISSUES:

In reviewing the application, the following issues emerged and were addressed:

- The application increases by four the number of townhouses. This number does not exceed any unit thresholds.
- A retaining wall behind some of the units is being removed and the area is being graded instead. The impact on the open space parcel adjacent to this application, that is to be dedicated to the City, is insignificant and meets with City Forester approval.
- The units adjacent to the open space are being shifted slightly due to some reconfigurations, but it is insignificant and poses no problems.

STAFF RECOMMENDATION:

Staff recommends approval of this application, and the following conditions shall apply:

1. All of the conditions of original approval CPD-0004G shall remain in full effect.
2. Applicant shall provide an amended landscape plan for the R block at the time of signature drawing submittal.
3. Submission, for approval by the Chief of Planning, of eleven (11) copies of the site plan, revised according to Planning Commission Exhibit A.
4. Submission, for approval by the Chief of Planning, of eleven (11) copies of a landscape plan, revised according to Planning Commission Exhibit B.

ANALYSIS:

Background

On February 22, 2000, the Mayor and Council approved CPD99-0004, authorizing development on the former Thomas Farm site, now known as Fallsgrove. The approval authorized a total of 1,530 dwelling units, 150,000 square feet of commercial retail and 950,000 square feet of office/research and development space. A Comprehensive Planned Development is implemented through the approval of individual detailed applications for all or part of a development as required in Section 25-656 of the Zoning Ordinance. This application is part of a series of detailed applications.

To date, there have been 1,160 units approved at Fallsgrove, with 360 units remaining. The Concept Plan approved a range of 612 to 765 multi-family units, 459 to 536 single family attached units and 306 to 459 single family detached units. Within these numbers, the Concept Plan allowed the numbers of attached and detached dwelling units to increase or decrease, as long as a total number of 765 is not exceeded. This request to increase the number of townhouse units does not violate any provisions of the Concept Plan, nor does it exceed any unit number thresholds. The increase of two attached units will increase the number of approved units of this type from 418 to 426. It will also decrease the number of detached units approved from 243 to 239.

Forest/Tree Preservation and Landscaping

The applicant will be required to address all of the City Forester's concerns before construction permits are issued.

STAFF COMMENTS

It is Staff's opinion that this request is a minor change to the approved plan, and is accommodated adequately. Staff recommends approval of the request.

NOTIFICATION

Notices were sent to approximately 715 residences.

CONCLUSION

The staff believes that this application is consistent with the approved Concept Plan approved by the Mayor and Council for this area of Fallsgrove. As a result, staff recommends approval of Detailed Application CPD2001-004G1 for the addition of two units within the R block, with the conditions noted above.

Attachments